086.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	687,700	/	687,700
USE VALUE:	687,700	/	687,700
ASSESSED:	687,700	/	687,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
134	-136	MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZACHARAKIS GREGORY/LIFE ESTATE
Owner 2:	ZACHARAKIS NAFSIK/LIFE ESTATE
Owner 3:	
Street 1:	515 MAPLE ST
Street 2:	
Twn/City:	MANSFIELD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02048 Type:

PREVIOUS OWNER

Owner 1:	ZACHARAKIS GREGORY & NAFSIK -
Owner 2:	-
Street 1:	515 MAPLE STREET
Twn/City:	MANSFIELD
St/Prov:	MA Cntry:
Postal:	02048

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1968, having primarily Wood Shingle Exterior and 2328 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	267,700		420,000	687,700
Total Card	0.138	267,700		420,000	687,700
Total Parcel	0.138	267,700		420,000	687,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 295.40 | /Parcel: 295.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	54247
GIS Ref	
GIS Ref	
Insp Date	07/19/18

!6996!

PREVIOUS ASSESSMENT

Parcel ID: 086.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	267,700	0	6,000.	420,000	687,700	687,700	Year End Roll	12/18/2019
2019	104	FV	213,500	0	6,000.	414,000	627,500	627,500	Year End Roll	1/3/2019
2018	104	FV	213,500	0	6,000.	318,000	531,500	531,500	Year End Roll	12/20/2017
2017	104	FV	200,200	0	6,000.	300,000	500,200	500,200	Year End Roll	1/3/2017
2016	104	FV	200,200	0	6,000.	276,000	476,200	476,200	Year End	1/4/2016
2015	104	FV	183,200	0	6,000.	258,000	441,200	441,200	Year End Roll	12/11/2014
2014	104	FV	183,200	0	6,000.	237,600	420,800	420,800	Year End Roll	12/16/2013
2013	104	FV	190,600	0	6,000.	237,600	428,200	428,200		12/13/2012

PRINT

Date	Time
12/10/20	21:40:54

LAST REV

Date	Time
12/12/18	09:04:57
danam	
6996	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZACHARAKIS GREG	70446-42		12/28/2017	Convenience	99	No	No		
	12501-357		8/16/1973		47,000	No	No		N

USER DEFINED

Prior Id # 1:	54247
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2018	1615	Inter Fi	51,000	C				
9/6/2018	1278	Siding	5,000	C				
9/12/2017	1187	Inter Fi	18,500	C				
6/27/2017	749	Redo Kit	13,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
3/24/2009	Measured	197	PATRIOT
2/26/2000	Inspected	197	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	D - Fair		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10103095
Const Adj.:	0.98137188
Adj $ / SQ:	183.689
Other Features:	101500
Grade Factor:	0.73
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	387965
Depreciation:	120269
Depreciated Total:	267696

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

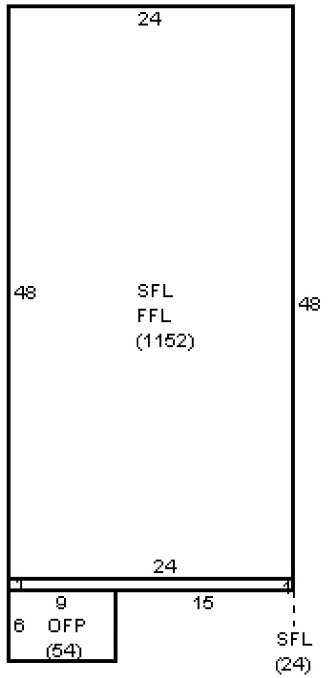
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	134.09
Special Features:	0	Val/Su Net:	112.38
Final Total:	267700	Val/Su SzAd	114.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,176	183.690	216,018
FFL	First Floor	1,152	183.690	211,609
OFP	Open Porch	54	43.180	2,332

Net Sketched Area:	2,382	Total:	429,959

Size Ad	2328	Gross Are	2382	FinArea	2328

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

086.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1975	0.00	T	35.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	